

**MINUTES  
COLUMBUS PLAN COMMISSION MEETING  
JUNE 6, 2007 AT 4:00 P.M.  
CITY COUNCIL CHAMBERS, CITY HALL  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

**Members Present:** Dave Fisher (President), John Hatter, Jack Heaton, Steve Ruble, Brian Russell, Jesse Brand, Bryan Haza and Tom Finke ( County Liaison).

**Members Absent:** Dave Bonnell, Tom King, Pat Zeigler and Joan Tupin-Crites.

**Staff Present:** Jeff Bergman, Sondra Bohn, Laura Thayer, Marcus Hurley, Thom Weintraut, Heather Pope, Tiffany Strait, and Alan Whitted (Deputy City Attorney).

**CONSENT AGENDA**

Minutes of the May 6, 2007 meeting.

Motion: Mr. Ruble made a motion to approve the minutes with a correction adding Mr. Haza's name to members present. Mr. Hatter seconded the motion and it carried unanimously by voice vote.

**NEW BUSINESS REQUIRING COMMISSION ACTION**

**PUD-07-05: COLUMBUS MUNICIPAL AIRPORT** – a request by the Columbus Board of Aviation Commissions for approval of a Preliminary Planned Unit Development for a property of 472.69 acres, generally consisting of the non-aviation land of the Columbus Municipal Airport. The property is roughly bounded by Arnold Street on the north, Poshard Drive on the east, Chapa Drive on the south, and River Road on the west; and is located in the City of Columbus.

Mr. Fisher read a letter from Mr. Rod Blasdel, Director of the Airport requesting a continuance of this request to the July 2007 meeting.

Motion: Mr. Russell made a motion to continue this request to the July 2007 meeting. Mr. Hatter seconded the motion and it carried with a vote of 6-0.

Mr. Heaton arrived at the meeting at this time.

**OLD BUSINESS REQUIRING COMMISSION ACTION**

**PUD-07-04: VILLAS OF STONECREST:** – a request by Lohan Development Company, LLC for approval of a Preliminary Planned Unit Development for a property of 40 acres. The property is located on the south side of County Road 300 North approximately 1300 feet west of Talley Road in the City of Columbus.

Mr. Hurley presented the staff information on this request.

Mr. Pete King, Attorney, with Cline, King and King; Barry Renner; Joseph Thompson, President of Lohan Development Company LLC; John Larrison and Ross Holloway, P.E with Holloway Engineering & Surveying; E.R. Gray with E.R. Gray & Associates; and Dave Hayward P.E. with Christopher B. Burke Engineering, LTD represented the petitioners.

Mr. King stated they would try to provide the Commission with answers regarding the conceptual design of this Preliminary Planned Unit Development. He stated they would present information to work through the issues and to provide the Commission with all the information that would lead to a favorable recommendation to the City Council for this PUD application.

Mr. Thompson stated he was from a family business that has been in operation for thirty-five years in construction. He stated they were a foundation construction company located on the south side of Indianapolis and now they were going into the development business. Mr. Thompson stated he had a visionary caring for the seniors and felt Columbus would be a great place for this retirement community. He stated that Mr. Renner did some studies for him on Columbus and decided this town needed this type of development. Mr. Thompson stated he would be a part of this project from the beginning to the end. He stated this would be a high-end, top of the line community.

Mr. Renner showed a visual presentation of the proposed development.

Mr. Renner stated the name of the project is Villas of Stonecrest. Mr. Renner stated they have plans for an upscale, fully maintained development. He stated it would have a perimeter fence that would be wrought iron with stone- like pillars. Mr. Renner stated it would be nicely landscaped. He stated they are providing an age restricted 55 and over gated community. Mr. Renner stated these were common in other areas around Indiana. He stated they want to offer a quiet and safe environment. Mr. Renner stated many people were supportive of this type of community for retirement. He stated they had contacted Four Seasons and they were willing to work with them to fill a gap in the housing market that might exist in Columbus. Mr. Renner stated he had spoken with Bob Pittman, Director of the Senior Center and he was supportive of the request.

Mr. Renner stated the houses would start around \$155,000.00 to \$220,000.00 for two and three bedrooms. They are approximately 1650 square feet to 2200 square feet. They have two car garages and one level. Mr. Renner stated that the land was included in the purchase of the house. He stated that some waterfront lots would be offered for sale. Mr. Renner stated these houses would be arranged as 4-plexes.

Mr. Renner stated these homes would offer no entry steps, forty-eight inch hallways, thirty-six inch doorways, security systems, full maintenance free exteriors, walking trails throughout the development, and a concierge service that would take care of the needs of the people. He stated there would be a chapel available for church services and some of the ministers in Columbus have agreed to provide services. Mr. Renner stated there would be an inground swimming pool and an activity building available for many different things. He stated there would be a two-acre pond.

Mr. Renner stated that his role and involvement would be to oversee the sales and marketing for this project.

Mr. Thompson stated that much effort has been made to contact the neighbors and inform them of what was going to happen at this site. He stated that he had met with Mr. Skaggs on various occasions. He stated he knew that a gated community in Columbus was something new, but was excited about doing this project.

Mr. King stated there has been extensive effort and meetings by the petitioners to inform people of what was happening at this site. He stated that they have gone door to door in the surrounding neighborhoods to make sure the concept was explained to them in detail.

Mr. King stated that this proposal is consistent with the Comprehensive Plan and stated that they would request a favorable recommendation.

Mr. Renner stated this is what the people are looking for and need. He stated there are many out of town developments that are being built as gated communities. He stated people would feel safe and secure after dark. He stated this would lend to the mobility of people to be able to visit and do other activities at night and feel safe. Mr. Renner stated that one similar community opened the gate during the day and then closed it at night.

Mr. Thompson introduced Barry Coon with Professional Systems out of Plainfield to address the concerns of how the gates are operated and installed. Mr. Coon stated he had been in business for twenty years installing the gates for gated communities, as well as commercial properties. He explained the four different systems and how they work. He stated that all of these are very functional and safe. Mr. Coon stated these all have back up systems and work well with the Police and Fire Departments. He stated that all utilities would have access to the operation of the gate.

Mr. Hayward stated that he had completed a traffic study for this request. He stated they had looked at the number of units that are being proposed for this development and how it would affect the surrounding streets. Mr. Hayward stated that he had used the R-2 zoning which is the single-family detached rate of traffic generation, which are 9.57 trips per day. He stated that with an elderly group they use the 3.7 trips per day. He stated that all of the streets are currently operating at Level Service, A which is the highest rating. Mr. Hayward stated these streets would continue to operate at Service Level A. He stated that the trips that are being generated by this proposed development would have very little impact on the surrounding streets.

Mr. Ross stated that the PUD is a zoning instrument that is used and that allows a petitioner to present a unique request to the Plan Commission. He stated it does not fit into the normal zoning.

Mr. Ross stated that the clubhouse will be set up in the center, lots will be owned with a zero lot line concept, and the community will be gated. He stated that everything that is listed in the PUD is an agreement, and the Plan Commission has the authority to enforce these requirements.

Mr. King stated that this proposal is consistent with the Comprehensive Plan and stated that they would request a favorable recommendation.

Mr. Fisher stated this is a Preliminary PUD proposal and the Final PUD will be back before the Plan Commission with more details for approval.

Mr. Fisher opened the meeting to the public.

Ms. Ann Albrand stated she was happy living in Presidential Parks as a retirement community.

She asked if Mr. Thompson lived in this area and the location of a community that he has developed in the past.

Mr. Thompson stated that he does not live in Columbus and stated he has not built a retirement community before this one.

Ms. Cheryl Connelly expressed concern about property values and what affects the development would have on the surrounding properties.

Mr. Thompson stated that if the PUD is approved the neighborhood would know what is being constructed. Mr. Renner stated the homes that are being proposed would be of quality construction.

Ms. Faith Ann Cary expressed concerns about the increased traffic flow through the neighborhood, but they cannot access the new development to reach County Road 300 North. She also expressed concern about water pressure and the value of her home.

Mr. Michael Schulman stated he lived in High Vista and the back of his property faces the new proposed development. He expressed concerns about the fence and the row of trees behind his property. Mr. Schulman stated that someone came and used a bulldozer to remove many of the trees. He stated that Mr. Renner told him the trees had to be removed in order to do a survey of the area. Mr. Renner stated that once the survey is done and a new fence is constructed, new trees would be planted. Mr. Schulman expressed concern about the density of the property and if the new units would sell. He expressed concern that if they did not sell, they would be turned into apartments.

Mr. Thompson stated he removed the trees. He stated the surveyor needed to get back to the property line and do a topo graphic survey. He stated he contacted Mr. Nunn, the owner of the property and he gave him permission for the surveying. Mr. Thompson stated he started on the north end of the property and removed the brush and vines. He stated there were no trees involved.

Ms. Alberta DeSantos expressed concern about what would happen if the units do not sell.

Ms. Alberta Ruble expressed concerns if the units do not sell they would be turned into apartments. She also stated she was concerned about the increase in traffic and the density of the project.

Mr. Albert Skaggs, Developer of Presidential Parks stated he had many concerns with this petition. He passed out a list of concerns to the Plan Commission members. He stated most of the people present were residences of Presidential Parks and were neighbors to this development.

Mr. Skaggs stated that the request is not consistent with the Comprehensive Plan. He stated the density does not fit with the character of the surrounding zoning and is in excess.

Mr. Skaggs expressed concerns about what happens if the project failed. He asked if these houses would become apartments. Mr. Skaggs gave a brief history of the development of Presidential Parks. He stated that it was unfair that they were proposing to put in a gated community. Mr. Skaggs stated the traffic from this development would be through Presidential Parks, but Presidential Parks residents will not be able to travel to the north.

Mr. Ray Albrand stated that consideration should be given to a different time of day for the public meetings.

Mr. Peter DeSantos expressed concern about safety issues and asked if firewalls were being installed in the construction of the buildings. He also asked if the streets were being built to city standards.

Mr. John Stutter expressed concern regarding County Road 300 North and the width of the road.

He also expressed a concern about proper drainage on the property.

Mr. Skaggs expressed concern about the lack of green space for this development.

Mr. Larry Nunn, owner of the property, stated that when this area was originally zoned R-2, Taylor Road ended at the big tree. He stated the only way for the traffic to get to the property was at Talley Road or go through High Vista Drive. He stated the residents were very concerned about the traffic on this street. Mr. Nunn stated there was a major water pressure problem in High Vista. He stated the original zoning said the developer could only develop thirty houses until Taylor Road was extended, which has been done about three years and water lines brought along the back. He stated this has been done on most of the property line. Mr. Nunn stated this water line would be looped to provide more water pressure in Presidential Parks North. He stated these issues had been addressed before this PUD was filed.

Ms. Barbara Glending expressed concern about the development being built on a slab. She stated she had concerns about the sale of the homes after they are constructed and, if they do not sell, becoming apartments.

Ms. Norma Jones expressed concern about the increased traffic.

Mr. Fisher closed the meeting to the public.

Mr. Dave Hayward stated that the streets would be built to city standards with one possible exception, being that the curb radius will vary just slightly.

Mr. Ross Holloway stated that they had designed the drainage on the site and it meets the ordinance. He stated they had received the soil sample results back and preliminary test show they could meet the requirements. Mr. Holloway stated they had to get approval from the Drainage Board and the City Engineer's Office. He stated the drainage would be controlled on site.

Mr. King stated that the streets would be concrete, which will have a much more significant history and long lasting durability to them. He stated this project is needed in this community. Mr. King stated that the community should allow the market place to play out successfully on its own.

Mr. Thompson stated that the PUD is an agreement with the City of Columbus and Stonecrest. He stated Lohan Development would not rent, or advertise these units for rent.

Mr. Renner stated that all the marketing studies have shown there is a need for this kind of a community in Columbus. He stated they have done extensive research for the demand of this

type of home. Mr. Renner stated he had received letters from people that want this type of development and want this type of home. He stated that the development would sell itself.

Mr. Fisher asked what entity would manage the maintenance of the streets if the project fails.

Mr. Ruble stated that before the City would take the private streets into the public sector they would have to meet the current City standards.

Mr. Fisher asked who would manage this project until it was done. Mr. Thompson stated their management company; Lohan Development would be in control until the entire project was completed. He stated this would include all the services that have been included in this development. He stated after completion of selling Lohan Development could be the management company or the development would be turned over to the Stonecrest Neighborhood Association.

Mr. Russell asked about the density and traffic based on the existing zoning as compared to the proposed Planned Unit Development.

Mr. Hayward stated that the current development that is proposed is 156 units and under the R-2 zoning, 140 units would be allowed. He stated there is a difference of 16 units. Mr. Hayward stated the traffic projects that were given were based on a single-family residence rate of 9.57 trips per day and with the additional traffic on these streets, the level of service did not change.

Mr. Thompson stated that all the construction traffic would be coming from County Road 300 North and exiting on the same road.

Mr. Bergman stated the Zoning Ordinance and the Indiana Code provides a process that would be used to submit a Planned Unit Development. He stated the Preliminary PUD is a conceptual plan that is before the Plan Commission. Mr. Bergman stated if the concept plan were given a favorable recommendation by the Plan Commission, it would be forwarded to the City Council for approval. He stated that the applicant would then return to the Plan Commission with the Final PUD and it would include all the details at how the development would occur. Mr. Bergman stated that this Final PUD would be binding. He stated that if major changes were requested the developer would be required to return to the Plan Commission.

Mr. King stated that it was his opinion that this was the best use of this parcel and this project conforms to the Comprehensive Plan. He stated it was his opinion that this development would attract retirees and offer security to the mature population. Mr. King stated they would ask for a favorable recommendation to the City Council.

Mr. Bergman stated the applicants have agreed to improve their frontage on County Road 300 North to city standards and it would not be practical to have them improve the entire entrance to Taylor Road. Mr. Bergman stated that the density difference between the R-2 Zoning and the PUD is 16 units and the impact would be marginal. He stated that in the final PUD, the gates would be addressed and there will be more discussion as to how they operate. Mr. Bergman stated staff was comfortable with how the gates would work for utilities and emergency services. He stated that staff would recommend sending a favorable recommendation to the City Council regarding this request.

Motion: Mr. Heaton made a motion to send a favorable recommendation to the City Council. Mr. Ruble seconded the motion and it carried with a vote of 6-1 with Mr. Haza being the nay vote.

## **NEW BUSINESS REQUIRING COMMISSION ACTION**

**PP-07-07: HUNTERS RIDGE MAJOR SUBDIVISION-** a request by Thompson Development LLC. to subdivide 25.24 acres into 27 lots. The property is located on the east side of Terrace Lake Road 475 feet south of Carr Hill Road in the City of Columbus.

Mr. Hurley presented the staff information on this request.

Mr. E.R. Gray and Eric Meeks with E.R. Gray & Associates represented the petitioner.

Mr. Gray stated that the petitioner could not attend this meeting due to an illness in the family. He stated that Mr. Thompson is not new to the development business and has been in construction for a number of years. Mr. Gray stated he would address some of the key issues.

Mr. Gray stated they are asking for a modification to allow a landscape easement and the required Type A buffer to overlap the existing sanitary sewer easement along Terrace Lake Road.

Mr. Gray stated that they would like to withdraw the request for modification from the requirement that a Type A buffer be used to screen lots with two frontages for lots 4 and 5.

Mr. Gray stated they are asking for a modification from the requirement that local streets be a minimum of 30 feet in width for the local street connecting this development with Suburban Acres (a 26 foot wide street is proposed). He stated that this would act as a traffic-calming roadway.

Mr. Gray stated they are asking for a modification requirement of the right-of-way of a continued street (Suburban Drive) match that of an existing street (Suburban Court). Mr. Gray stated that they would request that they be allowed to use a fifty-foot right of way instead of the existing sixty-five feet.

Mr. Gray stated the issue is whether there should be a connection made between the existing Suburban Court and the proposed Suburban Drive. He stated they are ready to present a design of the intersection at this meeting, but the issue is whether there should be a connection to Suburban Acres. Mr. Gray stated they could design and meet the standards for a safe intersection.

Mr. Bergman stated when developing a subdivision, developers are encouraged to install stub streets for connectivity to the adjoining neighborhoods. He stated this prevents isolated developments and that new development can be integrated into the City of Columbus. Mr. Bergman stated that it gives emergency vehicles an option for access to the subdivision and provides interconnection between various subdivisions without having to go to one of the arterial or collector roads. He stated by distributing the traffic in that way it helps reduce the traffic conditions on those major roads by providing other options.

Mr. Russell asked if this was more of a safety issue with fire accessibility, than with the connectivity. Mr. Bergman stated that public safety is important, more so than the efficiency in traffic movement. He stated there are approximately 27 lots in this proposed addition and there is potential for future growth in the area.

Mr. Heaton asked if Suburban Acres has a stub street existing that could be a connection to this property. Mr. Bergman stated there is a stub street and if you look at the pattern of development, there are some clues that there was anticipation of future development of this property. Mr. Bergman stated that there is a sixty five foot right of way located in Suburban Court, which is in excess and implies that it was contemplated for something more. He stated the right of way for that road does not curve and dead ends into this property and then curves to the east. He stated that at the point where the right of way intersects with this property it is sixty-five feet wide

Mr. Gray stated that if you look at the plans there is sixty-five feet of frontage on Suburban Court from the property to the south. He stated it was his opinion that this was to be a stub street into this development. Mr. Gray stated it was important to look at how the ground presently exists and it would appear that this was set aside for a stub street. Mr. Gray stated he would be glad to discuss the different designs of the intersection at this meeting.

Mr. Russell asked if the petitioners were proposing a second access. Mr. Gray stated they would have an entrance on Terrace Lake Road and would provide a future stub to the land to the east.

Mr. Ruble asked if the primary entrance to the subdivision would be Terrace Lake Road. Mr. Gray stated yes.

Mr. Gray stated that it has been the practice in the past when developing a new subdivision to connect to the surrounding property by a stub street.

Mr. Fisher opened the meeting to the public.

Mr. Carl Good who lives in Suburban Court stated he would like to have a continuance. He stated they would like to retain legal council for advice.

Ms. Elizabeth Joyner who lives in Suburban Court asked for a continuance.

Ms. Nancy Barker who lives in Suburban Court asked for a continuance.

Mr. Steve Schultz stated his main concern was the connectivity issue and that is why he would like a continuance.

Mr. Fisher stated that the audience would like more time to discuss from their perspective the connection to Suburban Court and would like a continuance to do that.

Mr. Olie Pedersen expressed concern about the property being in the flood plain.

Much discussion was held regarding the connection to Suburban Court.

Mr. Bergman stated the Comprehensive Plan is a guide and should be looked at as a complete document and individual statements should not be taken out of context.

Mr. Fisher closed the public hearing.

Mr. Russell asked if the proposed development could go in another direction based on another stub street being installed. He asked if that would be considered a secondary form of egress. Mr. Bergman stated that the property to the east contains 70 acres and one of the requirements is that the property adjoining would need to extend a stub street at that site. He stated that Mr.



Thompson has done that. He stated the secondary access for the property to the east could be from Carr Hill Road.

Mr. Fisher stated that they are trying to determine if connectivity is an issue or not. He stated it was not for him.

Mr. Ruble stated that connectivity is an issue for him.

Mr. Russell stated connectivity is not an issue for him.

Mr. Haza stated that connectivity is an issue for him.

Mr. Heaton stated that these people have purchased property on a court and do not want to open the court.

Mr. Hatter stated the connectivity was not an issue for him.

Mr. Bergman stated that staff had recommended a continuance because there was a lack of definition of a design for that intersection. He stated that if there is going to be a connection there, he did not want the neighbors to leave the room without being informed of what was going to happen.

Mr. Bergman stated that when the neighbors asked for a continuance they felt that they needed an opportunity to prepare a proper presentation and obtain legal advice. He stated it was his opinion they should be given the chance to do that. He stated that staff would recommend a continuance.

Mr. Gray stated that the Columbus Fire Department has made comments regarding the request as it was presented with the stub street being a connection. He stated it could change their comments if the stub street was not allowed.

Motion: Mr. Brand made a motion to continue this request to the July 2007 meeting. Mr. Heaton seconded the motion and it carried 7-0.

## **DISCUSSION ITEMS**

### **DIRECTOR'S REPORT**

Mr. Bergman stated that there is a memorandum located in the packets giving an update on the new Zoning Ordinance. He stated that The Republic would be running a series of articles in the coming weeks on different topics of the proposed Ordinance. Mr. Bergman stated that on July 9, 2007 there will be a Public Open House to discuss the new proposed Zoning Ordinance in the Meeting Hall.

Mr. Bergman stated that the Planning Department has a new intern. Her name is Kimberly Bullerdick and she is a graduate student from the University of Cincinnati. She will be working on land use issues along the Central Avenue corridor.

## **LIAISON REPORTS**

**ADJOURNMENT: 8:00 P.M.**

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**David L. Fisher, President**

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**Steve Ruble, Secretary**